



File ref: 15/3/4-14/Erf\_214,215,216,217  
15/3/5-14/Erf\_214,215,216,217  
15/3/10-14/Erf\_214,215,216,217

Enquiries:  
Mr AJ Burger

17 April 2026

LMV Cape Town & Regional Planners Pty Ltd  
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Email: hennie@lmv

Per Registered Mail

Dear Sir/Madam

**PROPOSED REMOVAL OF RESTRICTIVE CONDITIONS, CONSENT USE AND DEPARTURE OF DEVELOPMENT PARAMETERS ON ERVEN 214, 215, 216 & 217, YZERFONTEIN**

Your application submitted on 19 February 2026, on behalf of Erwe 214 tot 217: Suppliers To All Pty Ltd, refers.

A By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the removal of restrictive conditions on erven 214, 215, 216 & 217, Yzerfontein, is approved in terms of Section 70 of the By-Law, as follows:

**1. TOWN PLANNING AND BUILDING CONTROL**

a) Conditions C.1(3) in Title Deeds T30717/2025, T30718/2025, T30719/2025 and T30720/2025 that read as follows:

*"...C.1(3) That not more than one dwelling, together with the necessary outbuildings and appurtenances, be erected on the erf;..."*

be removed from the Deeds completely.

- b) The applicant/owner applies to the Deeds Office to amend the Title Deeds in order to reflect the removal of the restrictive conditions;
- c) The following minimum information be provided to the Deeds Office in order to consider the application, namely:
- Copy of the approval by Swartland Municipality;
  - Original Title Deed, and
  - Copy of the notice which was placed by Swartland Municipality in the Provincial Gazette;
- d) A copy of the amended Title Deed be provided to Swartland Municipality for record purposes.

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- B** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Resolution No. 4.1, dated 28 March 2019, as determined by section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226, dated 25 March 2020), the application for a consent use on Erven 214, 215, 216 & 217, Yzerfontein is approved in terms of Section 70 of the By-Law, subject to the conditions that:

**1. TOWN PLANNING AND BUILDING CONTROL**

- a) The consent use authorises a double dwelling house per erf, as presented in the application;
- b) Building plans be submitted to the Senior Manager: Development Management for consideration and approval per erf;

**2. WATER**

- a) A single water connection be provided per erf and that no additional connections be provided;

**3. SEWERAGE**

- a) A conservancy tank with a minimum capacity of 8000litres be provided per erf which is accessible for the services truck from the municipal street;

**4. DEVELOPMENT CHARGES**

- a) The owner/developer is responsible for a development charge of R12 263,60 towards the bulk supply of regional water per erf, at building plan stage. The amount is payable to the Swartland Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA 9/249-176-9210);
- b) The owner/developer is responsible for the development charge of R1 114,35 towards bulk water reticulation per erf, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/249-174-9210);
- c) The owner/developer is responsible for the development charge of R5 584,40 towards sewerage per erf, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-184-9210);
- d) The owner/developer is responsible for the development charge of R13 549,30 towards the waste water treatment works per erf, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/240-183-9210);
- e) The owner/developer is responsible for the development charge of R7 632,55 towards roads and storm water per erf, at building plan stage. The amount is payable to the Municipality, valid for the financial year of 2025/2026 and may be revised thereafter (mSCOA: 9/247-188-9210);
- f) The owner/developer is responsible for the development charge of R11 927,67 towards electricity per erf, at building plan stage. The amount is payable to this Municipality, valid for the financial year of 2025/2026 and may be revised thereafter. (mSCOA: 9/253-164-9210);
- g) The Council resolution of May 2025 makes provision for a 55% discount on development charges to Swartland Municipality. The discount is valid for the financial year 2025/2026 and can be revised thereafter;

- C.** By virtue of the authority delegated to the Senior Manager: Development Management in terms of Council Decision No. 4.1 dated 28 March 2019, as determined by Section 79(1) of the Swartland Municipality: Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020), the application for the departure of development parameters on erven 214, 215, 216 & 217, Yzerfontein, is hereby approved in terms of Section 70 of the By-Law, as follows:

**1. Erf 214**

- i. Departure from 1 combined vehicle access and exit per erf to 2 per erf;
- ii. Departure from the distance of 15m between two accesses to 8,8m;
- iii. Departure from the 4m width per vehicle access to 6,2m respectively;

**2. Erf 215**

- i. Departure from 1 combined vehicle access and exit per erf to 2 per erf;
- ii. Departure from the distance of 15m between two accesses to 4,8m;

iii. Departure from the 4m width per vehicle access to 7,9m and 10,9m respectively;

3. Erf 216

- i. Departure from 1 combined vehicle access and exit per erf to 2 per erf;
- ii. Departure from the distance of 15m between two accesses to 8,8m;
- iii. Departure from the 4m width per vehicle access to 7,9m respectively;

4. Erf 217

- i. Departure from 1 combined vehicle access and exit per erf to 2 per erf;
- ii. Departure from the distance of 15m between two accesses to 8,8m;
- iii. Departure from the 4m width per vehicle access to 7,2m respectively.

**D. GENERAL**

- 1. The approval does not exempt the applicant from adherence to all other legal procedures, applications and/or approvals related to the intended land use, as required by provincial, state, parastatal and other statutory bodies;
- 2. Should it be determined necessary to expand or relocate any of the engineering services to provide the development with connections, said expansion and/or relocation will be for the cost of the owner/developer;
- 3. The approval is valid for a period of 5 years, in terms of section 76(2) of the By-Law from date of decision. Should an appeal be lodged, the 5 year validity period starts from the date of outcome of the decision on the appeal;
- 4. Appeals against the decision should be directed, in writing, to the Municipal Manager, Swartland Municipality, Private Bag X52, Malmesbury, 7299 or by e-mail to [swartlandmun@swartland.org.za](mailto:swartlandmun@swartland.org.za), no later than 21 days after registration of the approval letter. A fee of R5 000,00 is to accompany the appeal and section 90 of the By-Law complied with, for the appeal to be valid. Appeals that are received late and/or do not comply with the aforementioned requirements, will be considered invalid and will not be processed.

Yours sincerely

  
**MUNICIPAL MANAGER**  
per Directorate Development Services  
AJB/ds

Copies: *Department Financial Services*  
*Department Civil Engineering Services*  
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